SMC Brownill Vickers

For Sale



Rare Freehold Office Opportunity in Bradway, South West Sheffield

Offers in the region of £245,000

303 Twentywell Lane, Bradway, Sheffield, S17 4QG

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- Freehold office property with a parking space
- Popular suburban area in South West Sheffield - good access from Dore, Totley, & Millhouses
- Offered with vacant possession - ideal for an owner occupier
- Fitted out to a high standard
- May have potential for Flexible Class E use (STP)

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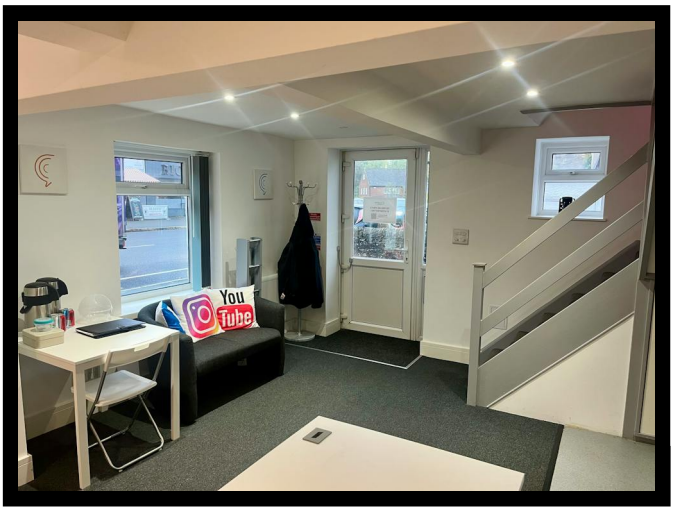

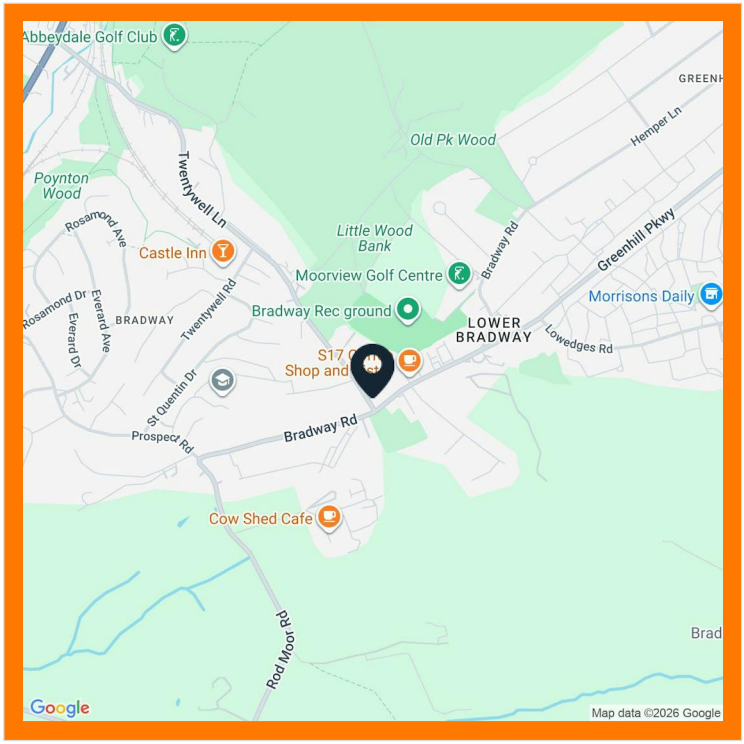

Description

A well-presented two-storey office building of traditional brick construction with rendered elevations beneath a pitched slate roof, providing accommodation over ground and first floors.

The ground floor provides an open-plan office with a kitchenette point. A staircase leads to the first floor, where there is a conference / meeting room, a further studio / office room and WC facilities.

The property has been refurbished (in 2020) to a high standard. The specification includes carpeting, spotlighting, electric panel heating, painted walls and uPVC double-glazed windows, ready for immediate occupation.

The building is connected to mains electricity, water and drainage (no gas).

Externally, there is a parking space to the front side area of the property.

Location

The property is located on Twentywell Lane in Bradway, a popular residential suburb in the south-west of Sheffield.

The property is located directly opposite an established local shopping parade whose occupiers include Hays Travel, Bradway Quality Meats, Made You Look beauty salon, Age UK Sheffield and Baker's Chippy.

The property is well connected in terms of road access, approximately 6 miles to Sheffield city centre, 3 miles from Dronfield, and in close vicinity to Dore, Totley, Millhouses, etc in South West Sheffield.

Parking is available on Twentywell Lane.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office (with kitchenette point)	349	32.42
1st - Office Room	203	18.86
1st - Studio / Office Room	73	6.78
Total	**625**	**58.06**

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the property is rated as follows:-

Address: 303, Twentywell Lane, Sheffield, S17 4QG
Description: Office and premises
Rateable Value: £6,300

With a rateable value of £6,300, an eligible occupier may qualify for 100% small business rate relief. Interested parties should make their own enquiries with Sheffield City Council.

Planning

The property is understood to have a planning use for Use Class B1 (Offices) (19/02981/CHU), now known as Class E under the changes to the Use Class Order effective from 1st September 2020.

We would recommend interested parties make independent enquiries to check their proposed use is suitable.

Tenure

We are informed the property is held on a Freehold (Title Number – SYK362208) basis. The property will be offered with vacant possession.

Price

Offers in the region of £245,000. We are informed VAT is NOT payable on the price.

Energy Performance Certificate

D (96)

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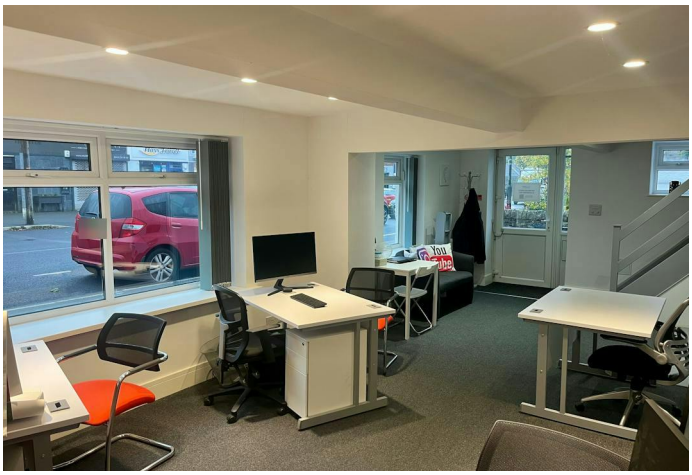



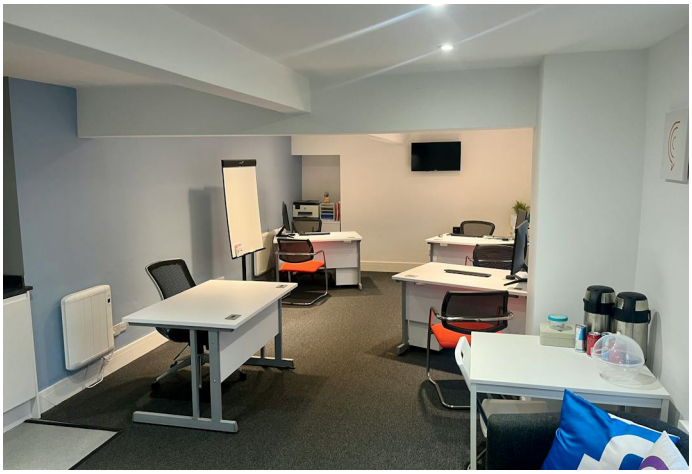





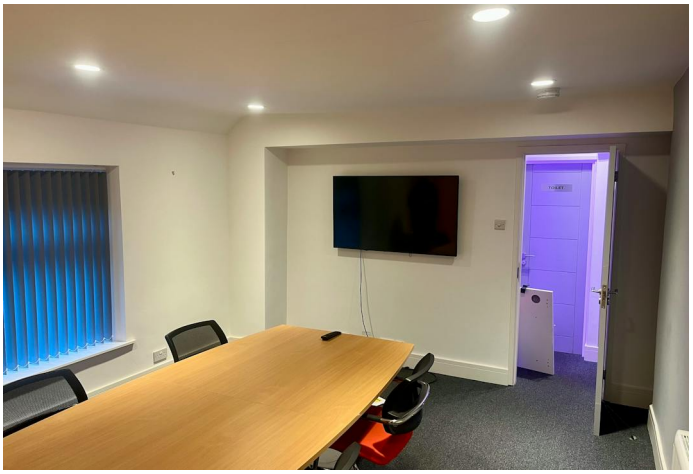




S17 Business Centre